

CITY OF BELLEVUE, WASHINGTON  
ORDINANCE NO. 5104

AN ORDINANCE approving the planned unit development application of Susan Ho (Blueberry PUD) for four single-family detached units on a 4.62 acre site at 14600 SE 8th Street in the Southeast Bellevue Subarea within the jurisdiction of the East Bellevue Community Council.

WHEREAS, Susan Ho filed an application for a planned unit development; and

WHEREAS, on September 17, 1998, a public hearing was held on the application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on October 5, 1998, the Hearing Examiner recommended approval of the application with conditions, and made and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN  
AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property located at 14600 S.E. 8th Street as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of the Application of Susan Ho (Blueberry PUD) Request for Approval of a Planned Unit Development for Four Single-Family Detached Units on a 4.62 acre site at 14600 SE 8th Street in the Southeast Subarea within the jurisdiction of the East Bellevue Community Council," File No. CPUD 98-5154.

Section 2. The planned unit development application of Susan Ho for four single-family detached units on a 4.62 acre site at 14600 SE 8th Street, on the property legally described as follows, is approved:

The South half of the South half of the Southeast quarter of the Southeast quarter of Section 34, Township 25 North, Range 5 East, Willamette Meridian, in King County, Washington;

EXCEPT the West 455.00 feet thereof; and

EXCEPT the East 206.47 feet thereof; and

EXCEPT the South 25.00 feet thereof.

The approval is subject to the following conditions:

1. Utility Department approval of the PUD based on the conceptual design only. Changes to the layout, including the number units, may be required to accommodate the utilities after utility engineering is approved. (BCC 24.02, 24.04, 24.06)

2. The water, sewer, and storm drainage systems shall be designated per City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. (Transportation Improvement Program, BCC 22.16)

3. A Transportation Impact fee is required for the proposed development. The applicant will be required to pay the scheduled fee at the time of building permit issuance. (Transportation Improvement Program, BCC 22.16)

4. The applicant shall secure a Right-of-Way Use Permit for any work in the Right-of-Way from the City of Bellevue Transportation Department. The permit must be obtained prior to engineering plan approval, issuance of a clear and grade permit, building permits, foundation permits or demolition permits, and will include:

- a. Designated truck hauling routes
- b. Truck loading and unloading activities
- c. Location of construction fences
- d. Maintenance requirements for pedestrian access
- e. Provisions for mechanical street sweeping during excavation and construction
- f. Construction signing and pedestrian detour routing
- g. Hours of construction and hauling
- h. All other construction activities as they affect the public street system

(BCC 11.70)

5. Full street frontage improvements will be required along the proposal's frontage with SE 8th Street that is outside of the wetland area. Improvements will include storm drainage, Type AA curb, gutter, 4-foot planter strip, 6-foot-wide sidewalk, a bike lane, street widening and street lighting. (BCC 14.60.110)

6. The applicant shall secure sufficient off-street parking for construction workers prior to the issuance of any construction permits. (BCC 14.30)

7. A Native Growth Protection Easement (NGPE) for Tract "A" shall be shown on the face of Clearing and Grading and Building Permit site plans. Prior to issuance of a building permit, the NGPE shall be marked with survey monuments and permanent information signs approved by the Department of Planning and Community Development shall be installed. The applicant shall record a site plan clearly delineating the NGPE boundaries and restrictions incorporating the legal descriptions and graphic representation of the surveyed boundaries. (LUC 20.25H.120)

8. Prior to issuance of a building permit, the applicant shall submit to the Department of Planning and Community Development for review and approval, a landscape plan providing for a minimum of Type III landscaping along the north, west, and south property lines of the developed portion of the site. (LUC 20.30D. 150 E.)

9. Exterior modification to the proposed single-family homes and site landscaping may occur at the time of construction on each lot. Review and approval of these modifications must occur by the City through the PUD Land Use Exemption process prior to issuance of a building permit. (LUC Section 20.30D.285 C)

Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 2nd day of November, 1998, and signed in authentication of its passage this 2nd day of November, 1998.  
(SEAL)

Mike Creighton, Mayor

Approved as to form:  
Richard L. Andrews, City Attorney  
Richard Gidley, Deputy City Attorney

Attest:  
Myrna L. Basich, City Clerk  
Published November 6, 1998